095.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,397,900 / 1,397,900
					USE VALUE:	1,397,900 / 1,397,900
					ASSESSED:	1,397,900 / 1,397,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KREMER BRUCE S & SUSAN H
Owner 2:	
Owner 3:	
Street 1:	207 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CORMACK SHAUN P -
Owner 2:	-
Street 1:	207 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,016 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Veneer Exterior and 3651 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13016.000	830,600		567,300	1,397,900
Total Card	0.299	830,600		567,300	1,397,900
Total Parcel	0.299	830,600		567,300	1,397,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.93 | /Parcel: 382.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 62274

GIS Ref

GIS Ref

Insp Date 11/09/18

!7801!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	830,300	0	13,016.	567,300	1,397,600	1,397,600	Year End Roll	12/18/2019
2019	101	FV	693,100	0	13,016.	567,300	1,260,400	1,260,400	Year End Roll	1/3/2019
2018	101	FV	693,100	0	13,016.	486,300	1,179,400	1,179,400	Year End Roll	12/20/2017
2017	101	FV	693,100	0	13,016.	453,900	1,147,000	1,147,000	Year End Roll	1/3/2017
2016	101	FV	693,100	0	13,016.	389,000	1,082,100	1,082,100	Year End	1/4/2016
2015	101	FV	610,000	0	13,016.	348,500	958,500	958,500	Year End Roll	12/11/2014
2014	101	FV	511,400	0	13,016.	322,600	834,000	834,000	Year End Roll	12/16/2013
2013	101	FV	511,400	0	13,016.	307,600	819,000	819,000		12/13/2012

PRINT

Date	Time
12/10/20	22:24:31

LAST REV

Date	Time
06/21/19	10:51:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7801

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CORMACK SHAU	63618-216		5/15/2014		1,150,000	No	No		Shaun McCormack d.o.d 5/12/2009.
MC CORMACK SHAU	46071-361		9/13/2005	Family	1	No	No		
	12555-128		11/16/1973		66,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2017	1272	Redo Kit	68,255					
3/22/2017	309	Re-Roof	18,400	C				
1/12/1993	10	Manual	6,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	CC	Chris C
5/15/2015	SQ Returned	EMK	Ellen K
6/3/2009	Entry Denied	189	PATRIOT
10/15/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13016		Sq. Ft.	Site		0	70.	0.62	4									567,336						567,300	

Total AC/HA: 0.29881 | Total SF/SM: 13016 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,336 | Spl Credit | Total: 567,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02459860
Const Adj.:	1.01707423
Adj $ / SQ:	130.262
Other Features:	136600
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	870671
Depreciation:	40051
Depreciated Total:	830620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

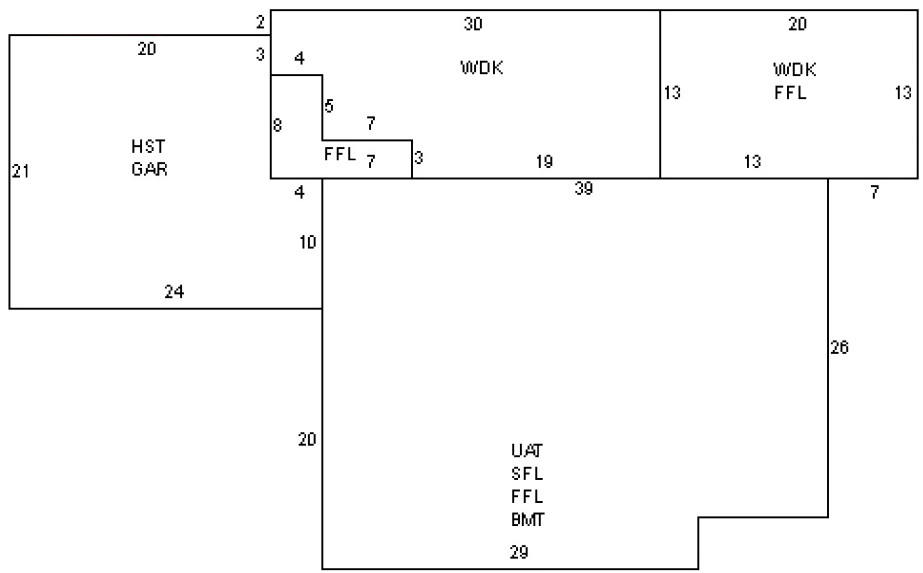
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.18
Special Features:	0	Val/Su Net:	157.52
Final Total:	830600	Val/Su SzAd	296.33

SKETCH



SUB AREA

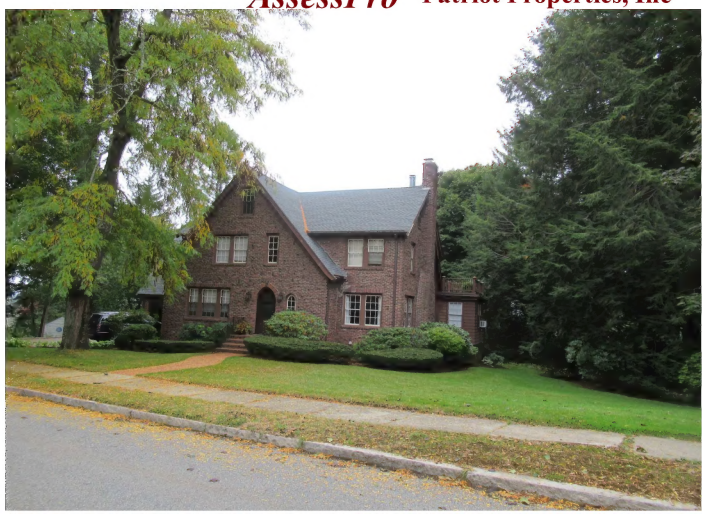
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,443	130.260	187,968
BMT	Basement	1,130	58.130	65,686
SFL	Second Floor	1,130	130.260	147,196
WDK	Deck	597	7.810	4,660
GAR	Garage	460	20.780	9,560
UAT	Upper Attic	283	52.100	14,720
HST	Half Story	230	130.260	29,960
	Net Sketched Area:	5,273	Total:	459,750
Size Ad	2803	Gross Are	6350	FinArea 3651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	